

Application ref: 2021/4307/P
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Date: 10 January 2022

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ROK Planning
16 Upper Woburn Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

140 - 146 Camden Street
London
NW1 9PF

Proposal: Details pursuant to Condition 4 (Landscaping) and Condition 6 (Green Roof) granted under planning reference 2020/3219/P dated 17/03/21 following variation of condition 2 (approved plans) of planning permission ref. 2014/7908/P dated 11/05/16 (as later amended by planning permission ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to introduce projecting balconies on the southern (canalside) and eastern (courtyard) elevations only and remove green wall.

Drawing Nos: Maintenance Plan December 2021, CSP-ULA-00-03-DR-L-0001, CSP-ULA-00-05-DR-L-0002, CSP-ULA-00-07-DR-L-0003, CSP-ULA-00-03-DR-L-0101, CSP-ULA-00-05-DR-L-0102, CSP-ULA-00-03-DR-L-0200, CSP-ULA-00-03-DR-L-0201, CSP-ULA-00-03-DR-L-0204, CSP-ULA-00-03-DR-L-0300.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approval:

The biodiverse, substrate-based extensive living roofs with wildflower planting are considered to be suitable for the site and to be of sufficient substrate depth (80 - 150 mm) to support the species proposed. The living roofs would enhance the landscaped appearance and biodiversity of the site. In terms of irrigation, no mechanical system is required as the green roof is reliant on natural rainfall. A maintenance procedure has been submitted to ensure the quality of the living roof is maintained and sustainable.

The applicant has provided details of hard and soft landscaping including details of proposed screening, roof terrace design, roof terrace planting, and canal-side planting. The potting sheds are considered to fall within the wording of roof terrace design as stated in the landscaping condition. Therefore the sheds can be approved as part of the landscaping condition (terrace design). The structures would not be visually prominent from the public realm and are moveable lightweight glazed constructions. As such, it is considered acceptable, on balance, to discharge under this condition in this particular instance.

The planting would provide a satisfactory landscape appearance on the canal side and enhance the biodiversity of the site.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The details provided are in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, D2, A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 11 (CHP specification) and 15 (post-construction waterway wall survey) of planning permission ref 2014/7908/P dated 11/05/2016 (as later amended by planning permissions ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019; and 2019/5155/P dated 10/07/2020) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer